



## HEARING AGENDA

The City of Cottonwood Development Review Board  
Monday March 3, 2008 2:00 PM  
At the Cottonwood City Council Chambers – 826 N. Main Street

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- 2:00 PM Item #1 - Call to Order
- Item #2 - Roll Call & Introductions
- Item #3 - Consideration of Minutes of February 4, 2008
- 2:10 PM Item #4 - **DRB 07-061 Family Dollar Store APN 406-32-086 & 017B**  
Review plans for a 9,180 square foot retail store on 1.12 acres zoned C-1 located at the southwest corner of Hwy. 89A and Black Hills Drive. Owner/Agent: Perry Humbert, Moore Humbert Development, LLC.
- 2:40 PM Item #5 - **DRB 08-003 Country Plaza APN 106-06-005L**  
Review plans for a 6,300 square foot professional office building on .81 acres zoned MH located at the northwest corner of Cottonwood and 6<sup>th</sup> Streets. Owner: M&J Leasing Agent: Phil Terbell.
- 3:10 PM Item #6 - **DRB 08-005 Cottonwood Mountain View Villa Apartments APN 406-42-013L**  
Review plans for a 68-unit apartment complex on 2.65 acres zoned R-3 located north of Mingus Ave. at the end of 7<sup>th</sup> Street.  
Owners: Cottonwood Mountain View Villa Apt. Agent: Richard A. Reece.
- 3:40 PM Item #7 - Board Discussion
- Future agenda items
  - Miscellaneous
- 4:00 PM Item #8 - Adjournment

**APPLICANTS & AGENTS: Please note that the Design Review Board meeting begins at 2:00 p.m. Other indicated start times are approximate. Please arrive well in advance of scheduled time slot.**

**Criteria for evaluation of all applications. Zoning Code Section 304.C.1.**

- a. The materials used in constructing the building, structure or sign shall be of similar or superior quality, color and texture and shall be compatible with those materials used in the construction of buildings, structures or signs in the general proximity to the applicant's request.
- b. The buildings, structures or signs shall be in proper scale with the parcel upon which it is located. The scale of the proposed buildings, structures or signs shall be compatible with those in the general proximity to the applicant's request and to the community.
- c. The overall site design and design of the building, structure or sign shall not adversely affect the existing or potential development of properties in the general proximity.
- d. Ingress, egress and on-site traffic, parking and circulation shall be designed to promote safety and convenience and shall meet the minimum requirements outlined in Section 406 of the Zoning Code.
- e. The proposed development shall not have any detrimental effect upon the general health, welfare, safety and convenience of persons within the community.

*Pursuant to A.R.S. § 38-431.02(B) the Board may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.*

*The meeting room is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.*